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QUITCLAIM DEED WITH COVENANT

005592

KNOW ALL MEN BY THESE PRESENTS, THAT I, ROBERT L. ADAM, of Falmouth, Cumberland County, Maine, for good and valuable consideration paid by CHARLES J. RUFF whose mailing address is 73 Pleasant Street, Waterville, Maine, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quit-claim unto the said CHARLES J. RUFF, his heirs and assigns forever, the following described real estate:

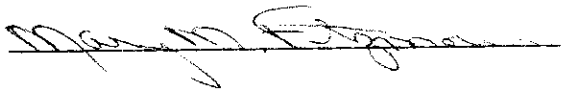
See Attached Exhibit A consisting of 2 pages.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said CHARLES J. RUFF, his heirs and assigns, to their own use and behoof forever.

AND I do COVENANT with the said Grantee, his heirs and assigns that I will warrant and forever defend the premises to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under him.

IN WITNESS WHEREOF, I, the said ROBERT L. ADAM have hereunto set my hand and seal this 30th day of March, 1988.

Signed, Sealed and Delivered
in the presence of



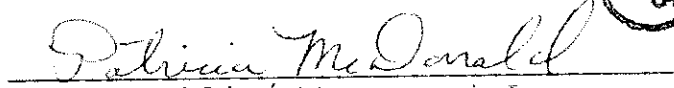

ROBERT L. ADAM

STATE OF MAINE
CUMBERLAND, ss.

March 30, 1988

Personally appeared the above-named ROBERT L. ADAM and acknowledged the foregoing to be his free act and deed.

Before me,


Notary Public/~~Attorney at Law~~
PATRICIA McDONALD
My commission expires 10/6/93



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A certain lot or parcel of land situated in the City of Waterville in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Beginning at a point in the south line of Park Street at the Northwest corner of land of the City of Waterville commonly called Memorial Park; thence Westerly in the South line of said Park Street a distance of 87.2 feet to the Northeasterly corner of land now or formerly of Ruth L. Thomas; thence Southwesterly in said Thomas East line a distance of 78.17 feet to an iron pin; thence deflecting $52^{\circ} 05'$ right a distance of 44.05 feet to a 24" Elm tree; thence deflecting $23^{\circ} 11'$ left a distance of 18.13 feet to a stone bound; thence deflecting $36^{\circ} 22'$ right a distance of 34.1 feet to a stone bound at the Southeasterly corner of land of said Thomas; thence deflecting $53^{\circ} 26'$ left a distance of 65.5 feet to the Southwesterly corner of parcel herein conveyed; thence deflecting $102^{\circ} 29'$ left a distance of 177 feet more or less to a stone bound at the Southwesterly corner of so-called Memorial Park; thence Northeasterly along the West line of said Memorial Park, a distance of 197.4 feet to the point of beginning.

Being the same premises acquired by Robert J. Carey by deed of the President and Trustees of Coburn Classical Institute, recorded in the Kennebec County Registry of Deeds, in Book 1548, Page 256, and dated May 21, 1971.

Also, another certain lot or parcel of land situated in the City of Waterville, in the County of Kennebec and State of Maine with more particularly bounded and described as follows:

Beginning at a point in the North line of Winter Street at the Southwesterly corner of land now or formerly of Vincent B. Toomey, said point being 320.45 feet West of the Westerly line of Elm Street; thence Westerly in the North line of said Winter Street a distance of 48.9 feet to the Southeasterly corner of land now or formerly of Joseph Caron; thence Northeasterly in the East line of said Caron, a distance of 167.4' to said Caron's Northeasterly corner; thence Southeasterly a distance of 63 feet more or less, to the southwesterly corner of land of the City of Waterville, commonly called Memorial Park; thence Southwesterly a distance of 101 feet more or less to the Northwesterly corner of land of Toomey; thence Southwesterly in said Toomey's west line a distance of 76.7 feet to the point of beginning.

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Being the same premises acquired by Robert J. Carey by deed of the President and Trustees of Coburn Classical Institute, dated May 21, 1971, and recorded in the Kennebec County Registry of Deeds in Book 1548, Page 258..

Meaning and intending to hereby convey the same premises conveyed to the within Grantor by Warranty Deed of Robert J. Carey, dated January 17, 1975, and recorded in the Kennebec County Registry of Deeds, in Book 1792, Page 222.

ALSO another certain lot or parcel of land situate in said Waterville and bounded and described as follows, to wit:

53-2-24

Beginning in the southerly line of Park Street at the northeasterly corner of land owned or occupied by one Gaffey; thence running southerly, southwesterly and westerly along the line of land of said Gaffey to the northeasterly corner of land formerly owned or occupied by Nobert Krutsky; thence southerly along the easterly line of land formerly owned or occupied by said Krutsky to land now occupied by Parker F. Foss; thence easterly along the northerly line of land occupied by said Foss to land owned or occupied by Harriet P. Ware; thence northerly, northeasterly and northerly, along the line of land owned or occupied by said Ware to Park Street; thence westerly along the southerly line of Park Street to the point of beginning.

And there is herein also included and granted in this conveyance, all rights of easement and restrictions retained by John F. Merrill in the land lying easterly of the lot hereby conveyed and between this lot and Monument Park, so-called, which lot of land was granted by said John F. Merrill in two separate deeds, one to Moses C. Foster, dated May 25, 1875, and recorded in Kennebec Registry of Deeds, Book 301, Page 288, and the other from John F. Merrill to Sarah M. Ware dated June 27, 1889, and recorded in Kennebec County Registry of Deeds, Book 379, Page 58, to which reference is made for a more particular description of said limitations and restrictions and there is also granted as a part of this conveyance, all rights of easement and restrictions over the said land lying easterly of the land hereby conveyed, and between said land and Monument Park, which were conveyed to John F. Merrill by Sarah M. Ware, by her deed dated June 27, 1889, and recorded in said Registry of Deeds, Book 379, Page 57, to which deed reference may be had for a more particular description.

Excepting and reserving all rights of easement and restrictions in the above granted premises which were retained by the above mentioned Moses C. Foster and Sarah M. Ware, in the premises above conveyed, by the said Foster in his deed to said Merrill dated May 25, 1875, and recorded in said Registry of Deeds, Book 301, Page 287, and by said Ware to the said Merrill by her deed dated June 27, 1889, and recorded in said Registry of Deeds, Book 379, Page 57.

Meaning and intending to hereby convey the same premises conveyed to the within Grantor by Trustee deed of Federal Trust Company, dated July 18, 1977, and recorded in the Kennebec County Registry of Deeds in Book 2024, Page 123.

RECEIVED KENNEBEC SS.

1988 APR -4 AM 9:00

ATTEST: *Theresa B. Brown*
REGISTER OF DEEDS